

West Earl Township Board of Supervisors, 157 West Metzler Road, Brownstown, PA 17508

In Attendance:

Chairman:	John Ford	Member:	Jennifer Prunoske
Vice Chairman:	Keith Kauffman	Manager/Secretary:	Jenna Seesholtz
Member:	Butch Keppley	Roadmaster:	Neil Stoltzfus
Member:	David Thornton	Police Chief:	Chief Eric Higgins

Others present: Dale Peachey-136 Cornerstone Way, Dave Mease of Diehm & Sons, Jeremy Good, Eugene Hurst

Call to Order

Chairman Ford called the April 24, 2023 regular meeting to order at 7:05 p.m.

Approval of Minutes

- **April 10, 2023 Budget Workshop Meeting minutes** – Moved by Member Keppley, second by Member Thornton to approve the April 10, 2023 Budget Workshop meeting minutes as submitted. Motion approved unanimously.
- **April 10, 2023 Meeting Minutes** – Moved by Member Thornton, second by Member Prunoske to approve the April 10, 2023 meeting minutes as submitted. Motion approved unanimously.

Public Comment

None

Special Business

1. **Resolution 2023-18 – Sewage Planning Module for MM Weaver (Agriteer):** Moved by Member Keppley, second by Kauffman to approve Resolution 2023-18 – Sewage Planning Module for Agriteer (MM Weaver) as submitted. Motion approved unanimously.
2. **Resolution 2023-19 – APRA Funds Appropriation (Akron Water Tower Rehabilitation):** Moved by Member Thornton, second by Kauffman to approve Resolution 2023-19 – APRA Funds Appropriation (Akron Water Tower Rehabilitation) as submitted. Motion approved unanimously.

Subdivision/Land Development

1. **Stormwater Management Agreement** – Small stormwater project for Lloyd & Darla Weaver – 395 S. Farmersville Rd, Ephrata. Moved by Member Keppley, second by Member Prunoske to sign the stormwater management agreement for the Lloyd & Darla Weaver Small Stormwater Project. Motion approved unanimously.
2. **2021-05 MM Weaver Preliminary/Final Subdivision and Land Development Plan:** Dave Mease of Diehm & Sons spoke on behalf of his client. A moved by Prunoske, second by Keppley to approve the MM Weaver Preliminary/Final Subdivision and Land Development Plan based on the Township Engineer's review letter dated 4/15/23. Motion approved unanimously.
3. **2022-6 Leola Produce Auction -Preliminary/Final Subdivision and Land Development Plan:** 135 Brethren Church Road, Leola. Zoned Ag. Applicant proposes to construct a 67,542 sq ft canopy.
Waiver/Deferment Requests:
 - **SALDO Section 155-9 Preliminary Plan waiver** – Moved by Member Prunoske, second by Member Kauffman to grant a waiver of Section 155-9 of the SALDO. Motion approved unanimously.
 - **SALDO Section 155-21.C(8) Total Tract Boundary** – Moved by Member Keppley, second by Member Thornton to grant a waiver of Section 155-21.C(8) of the SALDO. Motion approved unanimously.
 - **SALDO Section 155-23.A(5) and 155.23.C(1) Road Improvements**– Moved by Chairman Ford, second by Member Thornton to approve the modification on road improvements on Brethren Church Road, approve deferral of Peace Road improvements and allow for a fee-in-lieu of for N. Hershey Road and a cartway width of 4 additional feet on N. Hershey with the improvement amount being approved by the

Township Engineer of Section **155-23.A(5) and 155.23.C(1)**. Motion approved unanimously.

- **SALDO Section 155-32.C(2) Curb with parking compound waiver** – Moved by Member Thornton, second by Member Prunoske to grant a waiver of Section 155-32.C(2) of the SALDO. Motion approved unanimously.
 - **SALDO Section 155-32.D(1) Sidewalk deferral** – Moved by Member Thornton, second by Member Prunoske to defer the sidewalk requirements in Section 155-32.D(1) of the SALDO contingent upon a Deferral Agreement, in a form acceptable to the Township Solicitor, be executed and recorded. Motion approved unanimously.
 - **Stormwater Management Ordinance Section 149-32.A(2)(c) Maximum Loading Ratio** – Moved by Member Prunoske, second by Member Kauffman to grant a waiver of Section 149-32.A(2)(c) of the Stormwater Management Ordinance pipe diameter requirements. Motion approved unanimously.
 - **Plan Approval** – Moved by Chairman Ford, second by Member Prunoske to approve the Leola Produce Auction - Preliminary/Final Subdivision and Land Development Plan contingent upon outstanding items in the April 21, 2023 review letter from Lancaster Civil Engineering. Motion approved unanimously.
4. **Gun-Krete (Madison & Madison) - Financial Security Release:** Moved by Member Thornton, second by Member Keppley to approve the release of the Financial Security being held for the Gun-Krete (Madison & Madison) project. Motion approved unanimously.
 5. **Marvin Reiff SWMP - Financial Security Release:** Moved by Chairman Ford, second by Member Thornton to approve the release of the Financial Security being held for the Marvin Reiff Stormwater Management Project with the condition that the last invoice for Lancaster Civil be paid in full. Motion approved unanimously.

Old Business

1. **Chicken Flock in Residential Areas Discussed** – Code Enforcement Officer Brian Brandt will attend the May 8, 2023 Board of Supervisor meeting to discuss any proposal for a new ordinance that would assist in the management of backyard clocks.

New Business

2. **Appointment to Water Authority:** Moved by Member Thornton, second by Member Keppley to appoint David Lugg to the Water Authority to a vacancy created when Bob Youndt resigned from the Water Authority. Lugg's term will end December 31, 2024. Motion approved unanimously.
3. **New Hire Road Crew:** Moved by Member Keppley, second by Member Thornton to hire Dwight (Dave) Stoltzfus in a position with the Road Crew. Stoltzfus's rate of pay will be \$22 per hour with benefits as outlined in the Township's Employee Handbook. Motion approved unanimously.

Financials

1. **Payment of bills** – Moved by Member Keppley, second by Member Thornton to pay the bills as presented. Motion approved unanimously.
2. **Treasurer's Report** – Moved by Member Thornton, second by Member Keppley to approve the Treasurer's Report dated March 31, 2023 as submitted. Motion approved unanimously.

Reports

1. **Zoning Officer's Report** – Report submitted for Board review.
2. **Manager's Report**
 - Township staff attended the PSATS Conference April 24-26.
 - Manager Seesholtz noted that she reached out to the Township's invoicing software company to inquire about monthly reads of water meters, but still invoicing quarterly. They had never had anyone inquire about this and after doing some research on their end, monthly reads should be acceptable. Reading meters monthly instead of quarterly will allow the Township to advise residents of possible leaks on their property and catch water registers that have ceased to work on a monthly basis instead of at the end of the quarter. Billing will continue to go out on a quarterly basis.
3. **Code Enforcement Officer's Report** – No report.
4. **Police Chief's Report** – Report submitted for Board review.
5. **Roadmaster's Report** – Report submitted for Board review. Roadmaster Stoltzfus noted that the pipe that was

listed for sale will need to be relisted at a lower price, starting at 13% under market value.

Public Comment

Brenden Curry of LNP: Mr Curry of LNP asked if there were any complaints about chicken within the Township and asked what the current requirements are for chickens located in residential areas.

Supervisors' Comments

Member Prunoske: Member Prunoske congratulated Township Manager Seesholtz on receiving her PSATS PMGA diploma and Zoning Officer Service on receiving her Zoning Tract certificate through the same program.

Member Thornton: Member Thornton asked Manager Seesholtz to verify the meeting dates that were set for the Budget Workshop meeting. Seesholtz noted that they were set for June 26 and August 28 at 6pm.

Member Keppley: Member Keppley noted that Dow Fowler, a former Township supervisor and past zoning hearing board chairman, passed away and the funeral was the previous Saturday.

Vice Chairman Kauffman: Vice Chairman Kauffman noted that there are still several issues with recent Frontier installations.

Action Items

- Chicken flock discussion on the next agenda.

Adjournment

Moved by Member Thornton, second by Member Kauffman to adjourn the April 24, 2023 regular meeting at 8:17 p.m. Motion approved unanimously.

Respectfully Submitted by:

Jenna Seesholtz
Township Manager/Secretary